

085.0

Map

0004

Block

0006.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 638,300 /

USE VALUE: 638,300 /

ASSESSed: 638,300 /

Total Card /

Total Parcel

638,300

638,300

638,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		ELDER TERR, ARLINGTON

Unit #:

Owner 1: TREMBLAY BEAU GUY

Owner 2: TREMBLAY KATHERINE E

Owner 3:

Street 1: 25 ELDER TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

OWNERSHIP

Owner 1: HUSSAIN TALIB S & ELIANA F -

Owner 2: -

Street 1: 25 ELDER TERR

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Aluminum Exterior and 1646 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6097		Sq. Ft.	Site		0	70.	0.84	6			Road Co	-15					358,730						358,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6097.000	279,600		358,700	638,300
Total Card	0.140	279,600		358,700	638,300
Total Parcel	0.140	279,600		358,700	638,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	387.88	/Parcel:	387.88

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,600	0	6,097.	358,700	638,300		Year end	12/23/2021
2021	101	FV	271,000	0	6,097.	358,700	629,700		Year End Roll	12/10/2020
2020	101	FV	271,000	0	6,097.	358,700	629,700	629,700	Year End Roll	12/18/2019
2019	101	FV	213,600	0	6,097.	353,600	567,200	567,200	Year End Roll	1/3/2019
2018	101	FV	213,600	0	6,097.	271,600	485,200	485,200	Year End Roll	12/20/2017
2017	101	FV	213,600	0	6,097.	256,200	469,800	469,800	Year End Roll	1/3/2017
2016	101	FV	213,600	0	6,097.	235,700	449,300	449,300	Year End	1/4/2016
2015	101	FV	208,300	0	6,097.	220,400	428,700	428,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUSSAIN TALIB S	71566-258	1	8/31/2018	Mult Lots	830,000	No	No		
BURGER KRISTEN	43648-434		9/24/2004	Mult Lots	436,000	No	No		
PHIPPS JOHN	41471-590		11/20/2003	Mult Lots	400,000	No	No		
	14301-13		1/1/1901	Family		No	No	N	

TAX DISTRICT

Pat Acct.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	850	Porch	5,000	C				
3/11/2011	141	Re-Roof	10,000					
2/22/2011	93	Redo Kit	16,000					ADD HBATH/FIN STOR
12/17/2010	2421	Manual	1,900					NEW FOOTINGS

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2008	Meas/Inspect	336	PATRIOT
11/14/2004	MLS	MM	Mary M
3/13/2004	MLS	HC	Helen Chinal
2/22/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

